HOUSING MARKET INFORMATION

HOUSING NOW
Winnipeg CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: December 2009

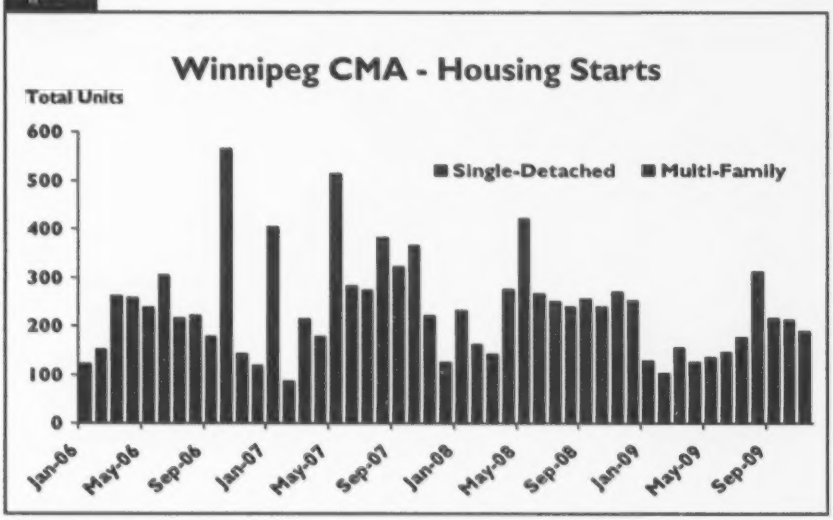
New Home Market

Housing Starts decline in November

Total housing starts in the Winnipeg Census Metropolitan Area (CMA) totalled 190 units in November, down from 271 one year earlier. As a result, year-to-date total starts reached 1,907 units, 31 per cent fewer than were started in the first eleven months of 2008 when 2,757 foundations were poured.

The single-detached sector recorded 174 starts in November, 28 per cent more than were started one year prior. The November performance was the first year-over-year gain recorded in 2009. Builders reported a significant increase in sales activity and coupled with unseasonably accommodating weather for

Figure 1



Source: CMHC

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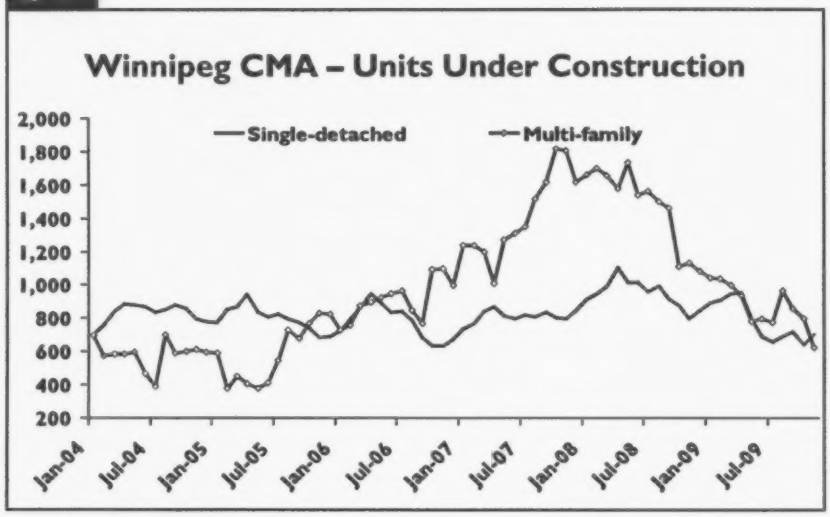
Figure 2



Source: CMHC

construction, the pace of new home starts moved higher in November. This result built on a positive October performance that suggests an improving market for single-detached homes moving forward. Despite November's improvements, year-to-date construction activity in the single-detached sector was 22 per cent behind 2008 levels.

The average absorbed price of a new single-detached home in the CMA moved upward in November. New single-detached homes were absorbed at an average price of $429,591, bringing the year-to-date number to $366,359, an increase of six per cent over the first 11 months of 2008. The November result was the highest monthly price on record, by more than $40,000, for the absorption of single-detached homes. The median price, which discounts the effects of a few highly expensive homes, was only the third highest on record, suggesting that the increase in the average was the result of several large and expensive homes being absorbed.

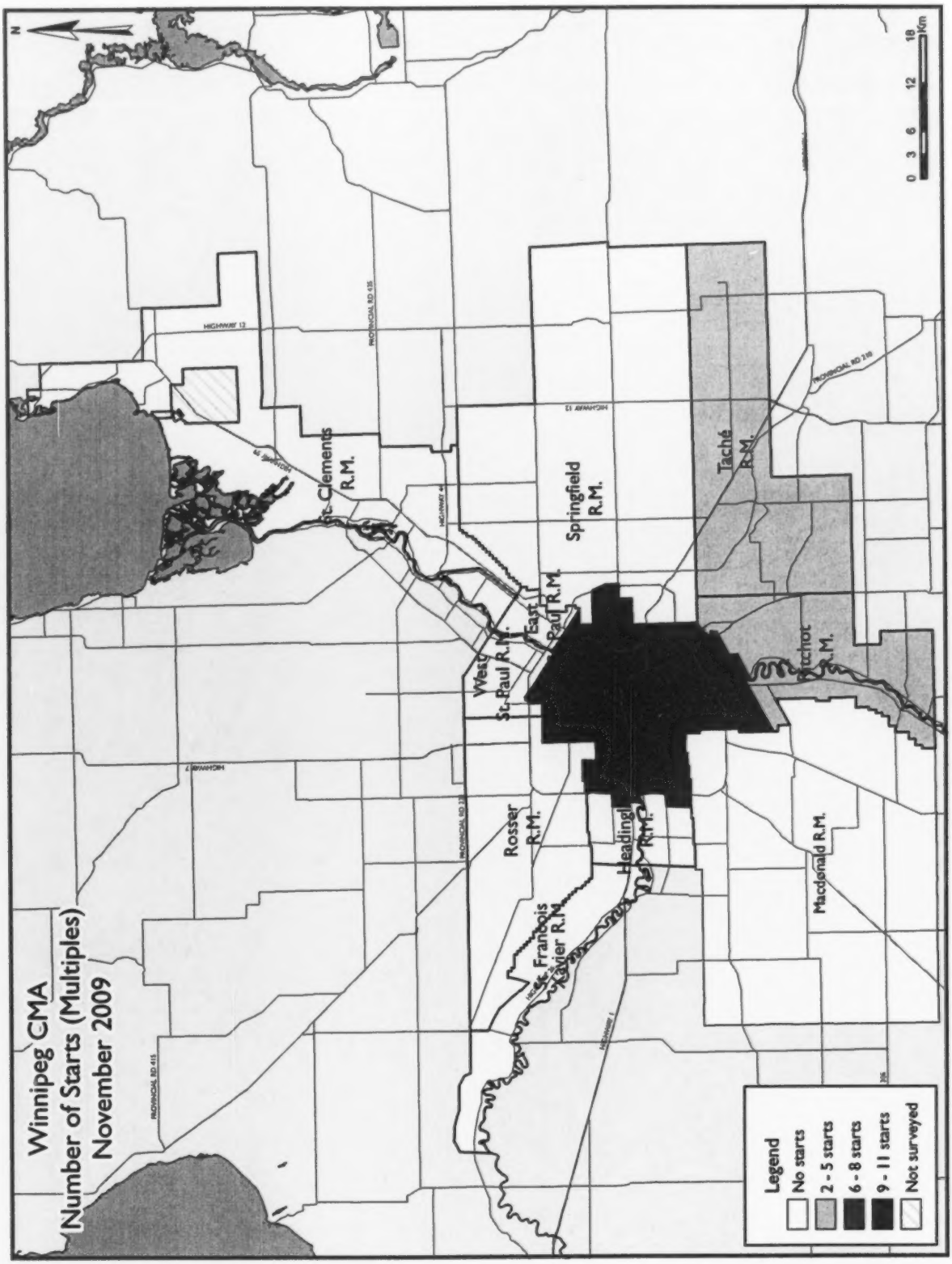
The rural municipalities (RMs) surrounding Winnipeg recorded 37 of the 174 single-detached November starts in the CMA. The RM's of Taché and Springfield each recorded 10 starts while St. Clements had seven. With the rebound in starts occurring largely within city limits, the share devoted to the RMs declined in November to just over 20 per cent.

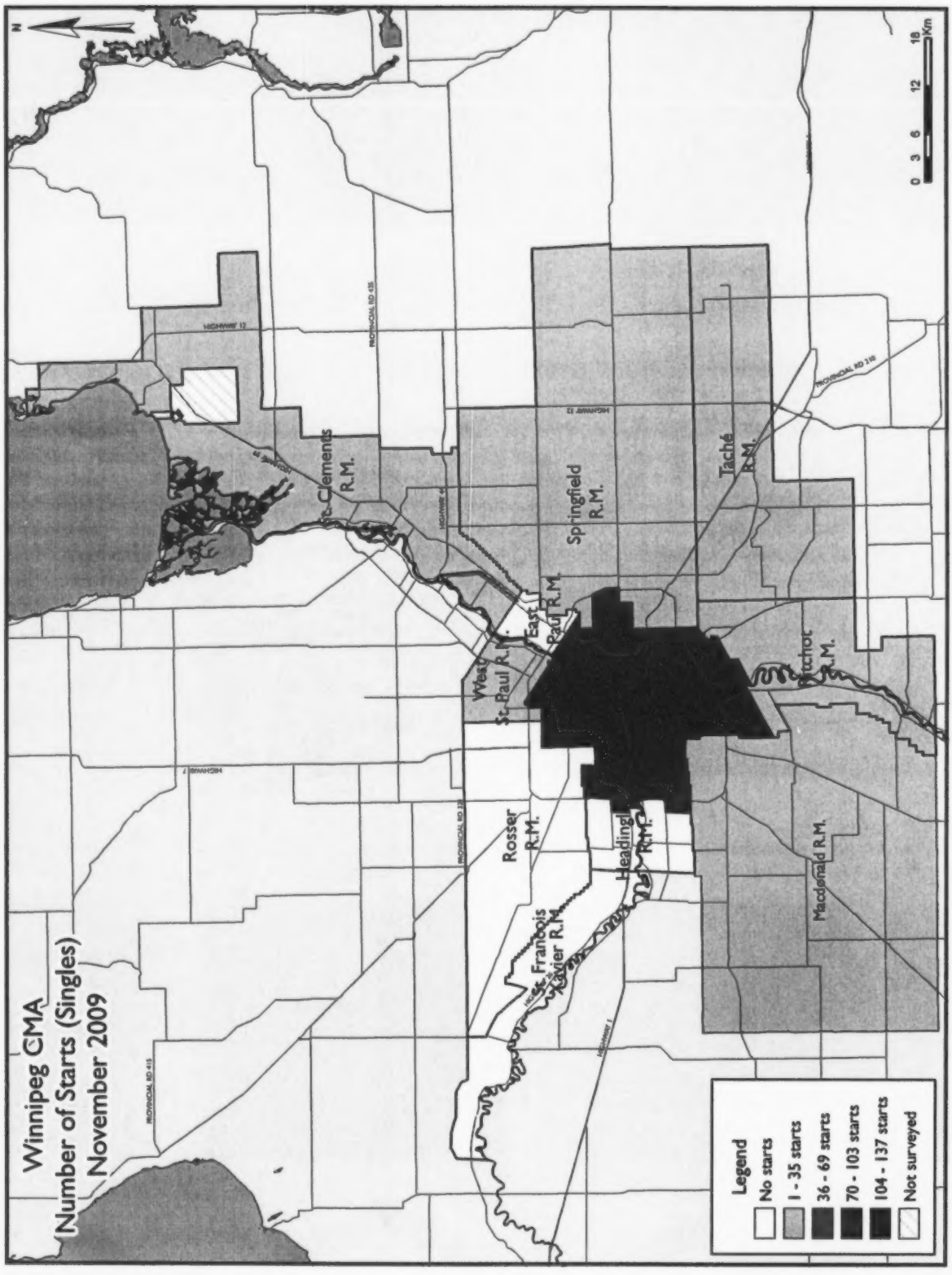
Meanwhile, multiple-dwelling starts, which include semi-detached, row, and apartment units, totalled 16 units in November 2009, down from 135 in the previous year. Over the first 11 months of 2009, there have been 526 multi-family starts recorded, 46 per cent fewer than this period last year. The decline has been entirely in multi-family units for condominium tenure. The construction of multi-family rental units in 2009 has already surpassed the 322 units started in 2008.

The total supply of new dwellings fell to its lowest level since September 2006, with 1,826 units either under construction, or complete and unabsorbed. The supply of multi-family homes, the most persistent source of the heightened supply of all new units, also fell below 1,000 units for the first time in the same period, reaching 952 units in November. The 154 multi-family units absorbed in November represented the strongest performance of 2009. Continuation of this trend into the new year will return the multi-family market to more balanced conditions and support an expansion in construction.

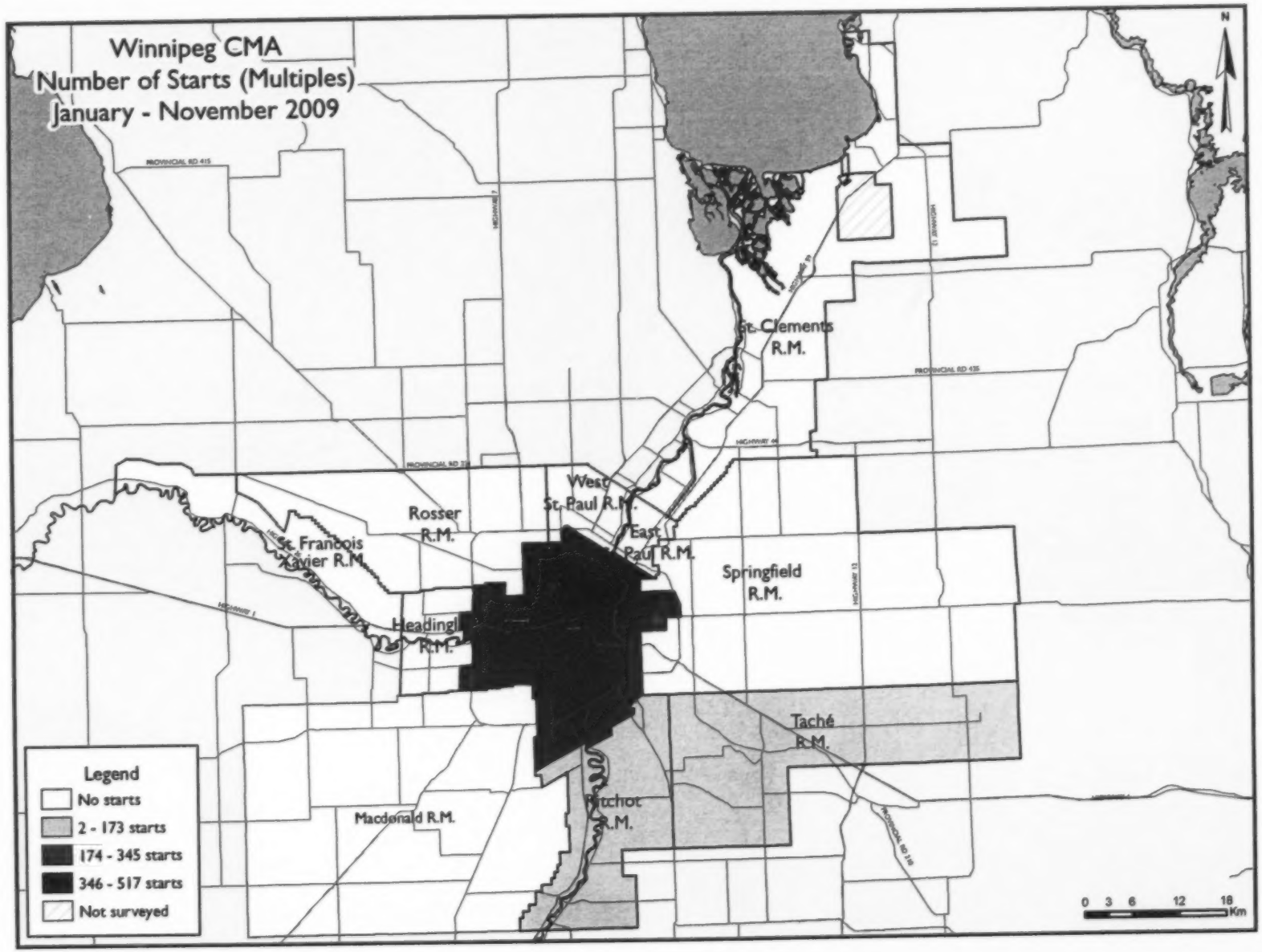
Figure 3

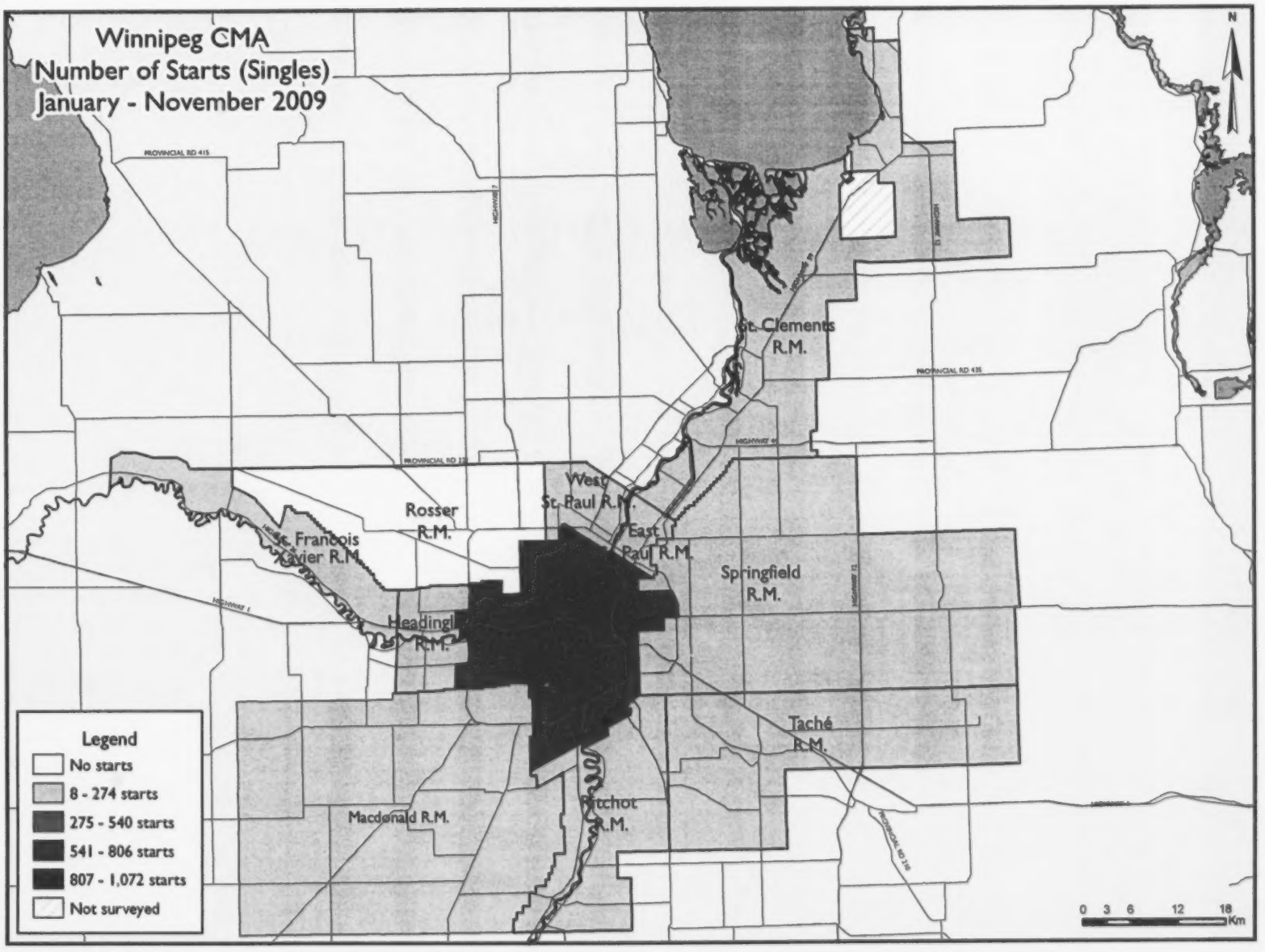
Source: CMHC

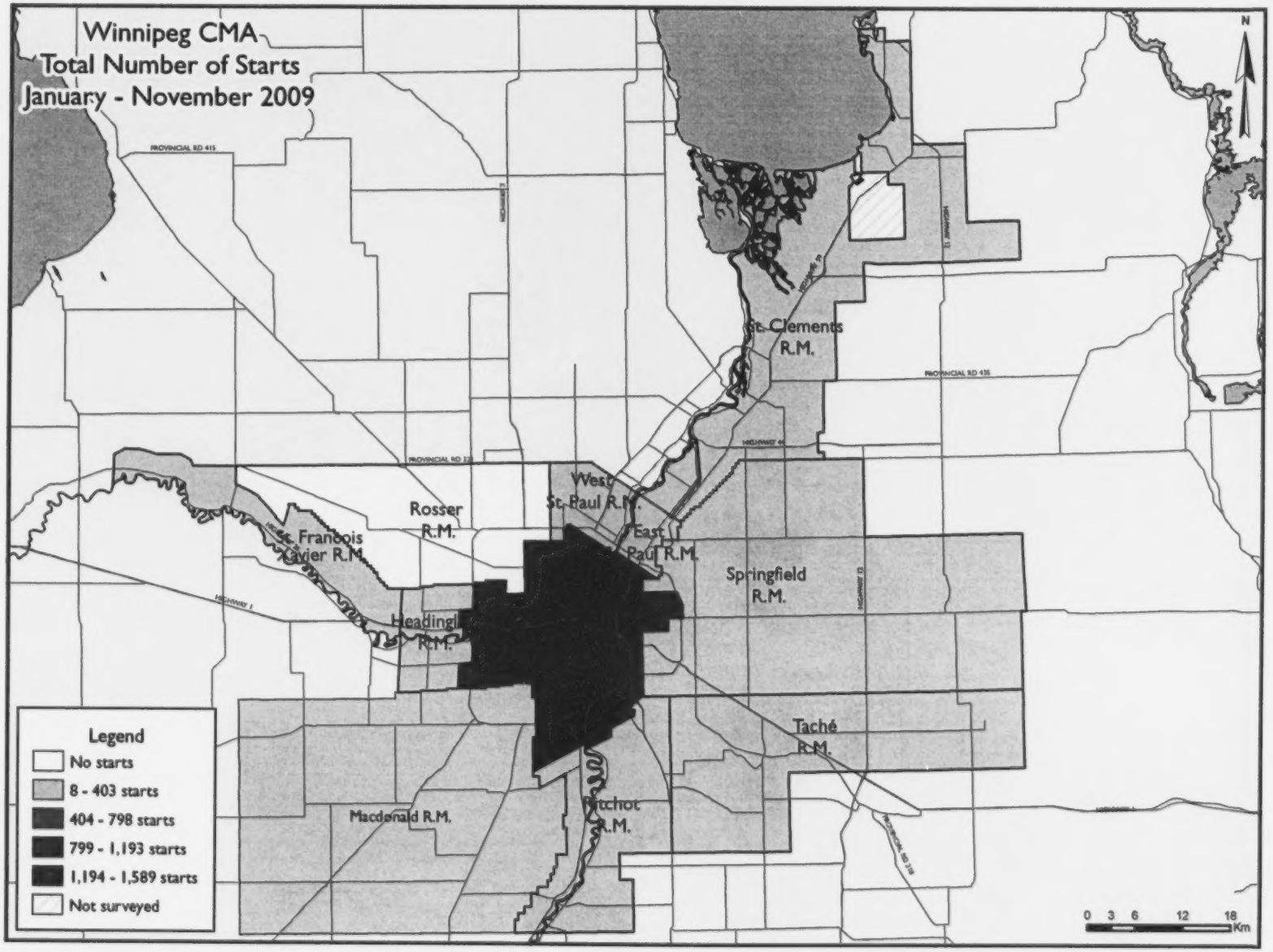

Winnipeg CMA
Number of Starts (Multiples)
November 2009
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
2 - 5 starts
6 - 8 starts
9 - 11 starts
Not surveyed


Winnipeg CMA
Number of Starts (Singles)
November 2009
Legend
No starts
1 - 35 starts
36 - 69 starts
70 - 103 starts
104 - 137 starts
Not surveyed
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Ritchot R.M.
HIGHWAY 12
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 415
PROVINCIAL RD 238
0 3 6 12 18 Km
N

Winnipeg CMA
Total Number of Starts
November 2009
N
St. Clements R.M.
West St. Paul R.M.
East St. Paul R.M.
Rosser R.M.
St. François Xavier R.M.
Springfield R.M.
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
No starts
3 - 39 starts
40 - 75 starts
76 - 111 starts
112 - 148 starts
Not surveyed
0 3 6 12 18
Km


Winnipeg CMA
Number of Starts (Multiples)
January - November 2009
N
St. Clements R.M.
West St. Paul R.M.
East St. Paul R.M.
Rosser R.M.
St. François Xavier R.M.
Springfield R.M.
Headingley R.M.
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
No starts
2 - 173 starts
174 - 345 starts
346 - 517 starts
Not surveyed
0 3 6 12 18 Km


Winnipeg CMA
Number of Starts (Singles)
January - November 2009
N
St. Clements R.M.
West St. Paul R.M.
East St. Paul R.M.
Rosser R.M.
St. François Xavier R.M.
Springfield R.M.
Headingly R.M.
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
No starts
8 - 274 starts
275 - 540 starts
541 - 806 starts
807 - 1,072 starts
Not surveyed
0 3 6 12 18
Km


Winnipeg CMA
Total Number of Starts
January - November 2009
N
St. Clements R.M.
West St. Paul R.M.
East St. Paul R.M.
Rosser R.M.
St. François Xavier R.M.
Springfield R.M.
Headingley R.M.
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
No starts
8 - 403 starts
404 - 798 starts
799 - 1,193 starts
1,194 - 1,589 starts
Not surveyed
0 3 6 12 18
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Winnipeg CMA
November 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2009	174	6	0	0	7	0	3	0	190
November 2008	133	2	0	3	0	43	0	90	271
% Change	30.8	200.0	n/a	-100.0	n/a	-100.0	n/a	-100.0	-29.9
Year-to-date 2009	1,362	24	0	19	92	27	7	376	1,907
Year-to-date 2008	1,766	28	0	15	75	530	0	319	2,757
% Change	-22.9	-14.3	n/a	26.7	22.7	-94.9	n/a	17.9	-30.8
UNDER CONSTRUCTION									
November 2009	692	12	0	10	67	224	3	317	1,325
November 2008	790	20	0	6	49	734	0	306	1,929
% Change	-12.4	-40.0	n/a	66.7	36.7	-69.5	n/a	3.6	-31.3
COMPLETIONS									
November 2009	114	4	0	0	16	160	0	12	306
November 2008	214	0	0	0	24	89	0	0	327
% Change	-46.7	n/a	n/a	n/a	-33.3	79.8	n/a	n/a	-6.4
Year-to-date 2009	1,509	24	0	17	114	495	4	320	2,507
Year-to-date 2008	1,797	16	0	33	69	424	0	949	3,288
% Change	-16.0	50.0	n/a	-48.5	65.2	16.7	n/a	-66.3	-23.8
COMPLETED & NOT ABSORBED									
November 2009	166	4	4	6	14	146	0	161	501
November 2008	290	6	0	11	14	121	0	183	625
% Change	-42.8	-33.3	n/a	-45.5	0.0	20.7	n/a	-12.0	-19.8
ABSORBED									
November 2009	145	2	0	3	18	125	0	9	302
November 2008	193	2	0	1	16	76	0	2	290
% Change	-24.9	0.0	n/a	200.0	12.5	64.5	n/a	**	4.1
Year-to-date 2009	1,605	20	0	24	112	479	0	333	2,597
Year-to-date 2008	1,699	17	0	26	63	378	0	668	2,851
% Change	-5.5	17.6	n/a	-7.7	77.8	26.7	n/a	-50.1	-8.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
November 2009	137	4	0	0	7	0	0	0	148
November 2008	94	2	0	1	0	43	0	90	230
East St. Paul R.M.									
November 2009	3	0	0	0	0	0	0	0	3
November 2008	0	0	0	0	0	0	0	0	0
Headingley R.M.									
November 2009	0	0	0	0	0	0	0	0	0
November 2008	0	0	0	0	0	0	0	0	0
MacDonald R.M.									
November 2009	6	0	0	0	0	0	0	0	6
November 2008	4	0	0	0	0	0	0	0	4
Ritchot R.M.									
November 2009	1	2	0	0	0	0	0	0	3
November 2008	6	0	0	0	0	0	0	0	6
Rosser R.M.									
November 2009	0	0	0	0	0	0	0	0	0
November 2008	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
November 2009	7	0	0	0	0	0	0	0	7
November 2008	3	0	0	0	0	0	0	0	3
St. Francois Xavier R.M.									
November 2009	0	0	0	0	0	0	0	0	0
November 2008	0	0	0	0	0	0	0	0	0
Springfield R.M.									
November 2009	10	0	0	0	0	0	0	0	10
November 2008	11	0	0	2	0	0	0	0	13
Taché R.M.									
November 2009	10	0	0	0	0	0	3	0	13
November 2008	11	0	0	0	0	0	0	0	11
West St. Paul R.M.									
November 2009	3	0	0	0	0	0	0	0	3
November 2008	1	0	0	0	0	0	0	0	1
Winnipeg CMA									
November 2009	174	6	0	0	7	0	3	0	190
November 2008	133	2	0	3	0	43	0	90	271

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
November 2009	515	10	0	0	67	224	0	317	1,133
November 2008	528	18	0	1	49	704	0	306	1,630
East St. Paul R.M.									
November 2009	8	0	0	0	0	0	0	0	8
November 2008	18	0	0	0	0	0	0	0	18
Headingley R.M.									
November 2009	9	0	0	3	0	0	0	0	12
November 2008	23	0	0	3	0	0	0	0	26
McDonald R.M.									
November 2009	14	0	0	0	0	0	0	0	14
November 2008	14	0	0	0	0	0	0	0	14
Ritchot R.M.									
November 2009	6	2	0	0	0	0	0	0	8
November 2008	25	0	0	0	0	0	0	0	25
Rosser R.M.									
November 2009	2	0	0	0	0	0	0	0	2
November 2008	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
November 2009	38	0	0	0	0	0	0	0	38
November 2008	46	0	0	0	0	30	0	0	76
St. Francois Xavier R.M.									
November 2009	4	0	0	0	0	0	0	0	4
November 2008	6	0	0	0	0	0	0	0	6
Springfield R.M.									
November 2009	43	0	0	7	0	0	0	0	50
November 2008	58	0	0	2	0	0	0	0	60
Taché R.M.									
November 2009	35	0	0	0	0	0	3	0	38
November 2008	48	2	0	0	0	0	0	0	50
West St. Paul R.M.									
November 2009	20	0	0	0	0	0	0	0	20
November 2008	22	0	0	0	0	0	0	0	22
Winnipeg CMA									
November 2009	692	12	0	10	67	224	3	317	1,325
November 2008	790	20	0	6	49	734	0	306	1,929

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
November 2009	76	4	0	0	16	160	0	12	268
November 2008	134	0	0	0	24	89	0	0	247
East St. Paul R.M.									
November 2009	2	0	0	0	0	0	0	0	2
November 2008	7	0	0	0	0	0	0	0	7
Headingley R.M.									
November 2009	1	0	0	0	0	0	0	0	1
November 2008	5	0	0	0	0	0	0	0	5
Macdonald R.M.									
November 2009	4	0	0	0	0	0	0	0	4
November 2008	11	0	0	0	0	0	0	0	11
Rosser R.M.									
November 2009	1	0	0	0	0	0	0	0	1
November 2008	9	0	0	0	0	0	0	0	9
Ritchot R.M.									
November 2009	0	0	0	0	0	0	0	0	0
November 2008	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
November 2009	9	0	0	0	0	0	0	0	9
November 2008	13	0	0	0	0	0	0	0	13
St. François Xavier R.M.									
November 2009	2	0	0	0	0	0	0	0	2
November 2008	0	0	0	0	0	0	0	0	0
Springfield R.M.									
November 2009	12	0	0	0	0	0	0	0	12
November 2008	9	0	0	0	0	0	0	0	9
Taché R.M.									
November 2009	4	0	0	0	0	0	0	0	4
November 2008	16	0	0	0	0	0	0	0	16
West St. Paul R.M.									
November 2009	3	0	0	0	0	0	0	0	3
November 2008	10	0	0	0	0	0	0	0	10
Winnipeg CMA									
November 2009	114	4	0	0	16	160	0	12	306
November 2008	214	0	0	0	24	89	0	0	327

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Row		
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
November 2009	142	4	0	1	13	140	0	161	461
November 2008	222	4	0	0	13	121	0	183	543
East St. Paul R.M.									
November 2009	3	0	0	3	0	0	0	0	6
November 2008	18	0	0	8	0	0	0	0	26
Headingley R.M.									
November 2009	1	0	0	0	0	0	0	0	1
November 2008	8	0	0	2	0	0	0	0	10
MacDonald R.M.									
November 2009	6	0	0	0	0	0	0	0	6
November 2008	10	0	0	0	0	0	0	0	10
Rosser R.M.									
November 2009	0	0	0	0	0	0	0	0	0
November 2008	4	2	0	0	0	0	0	0	6
Ritchot R.M.									
November 2009	0	0	0	0	0	0	0	0	0
November 2008	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
November 2009	2	0	0	0	0	6	0	0	8
November 2008	5	0	0	0	0	0	0	0	5
St. Francois Xavier R.M.									
November 2009	0	0	0	0	0	0	0	0	0
November 2008	1	0	0	0	0	0	0	0	1
Springfield R.M.									
November 2009	6	0	0	2	0	0	0	0	8
November 2008	10	0	0	1	0	0	0	0	11
Taché R.M.									
November 2009	4	0	4	0	1	0	0	0	9
November 2008	3	0	0	0	1	0	0	0	4
West St. Paul R.M.									
November 2009	2	0	0	0	0	0	0	0	2
November 2008	9	0	0	0	0	0	0	0	9
Winnipeg CMA									
November 2009	166	4	4	6	14	146	0	161	501
November 2008	290	6	0	11	14	121	0	183	625

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
November 2009	102	2	0	0	18	125	0	9	256
November 2008	128	2	0	0	16	76	0	2	224
East St. Paul R.M.									
November 2009	5	0	0	0	0	0	0	0	5
November 2008	3	0	0	0	0	0	0	0	3
Headingley R.M.									
November 2009	3	0	0	0	0	0	0	0	3
November 2008	4	0	0	1	0	0	0	0	5
MacDonald R.M.									
November 2009	3	0	0	0	0	0	0	0	3
November 2008	10	0	0	0	0	0	0	0	10
Rosser R.M.									
November 2009	1	0	0	0	0	0	0	0	1
November 2008	7	0	0	0	0	0	0	0	7
Ritchot R.M.									
November 2009	0	0	0	0	0	0	0	0	0
November 2008	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
November 2009	8	0	0	0	0	0	0	0	8
November 2008	10	0	0	0	0	0	0	0	10
St. Francois Xavier R.M.									
November 2009	2	0	0	0	0	0	0	0	2
November 2008	0	0	0	0	0	0	0	0	0
Springfield R.M.									
November 2009	13	0	0	3	0	0	0	0	16
November 2008	8	0	0	0	0	0	0	0	8
Taché R.M.									
November 2009	4	0	0	0	0	0	0	0	4
November 2008	15	0	0	0	0	0	0	0	15
West St. Paul R.M.									
November 2009	4	0	0	0	0	0	0	0	4
November 2008	8	0	0	0	0	0	0	0	8
Winnipeg CMA									
November 2009	145	2	0	3	18	125	0	9	302
November 2008	193	2	0	1	16	76	0	2	290

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Winnipeg CMA 1999 - 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row/Apt. & Other	Single	Row/Apt. & Other	Apt. & Other	Semi and Row	Apt. & Other	
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371
% Change	5.9	-54.5	n/a	**	-23.1	112.8	83.3	29.2	21.4
2006	1,733	22	0	4	117	282	6	613	2,777
% Change	-0.7	83.3	n/a	-60.0	-4.1	27.0	50.0	30.4	7.4
2005	1,746	12	0	10	122	222	4	470	2,586
% Change	-5.9	100.0	n/a	-63.0	60.5	73.4	n/a	18.4	3.9
2004	1,855	6	0	27	76	128	0	397	2,489
% Change	15.0	200.0	n/a	-3.6	-2.6	-57.0	-100.0	-2.5	2.4
2003	1,613	2	0	28	78	298	4	407	2,430
% Change	7.7	-50.0	n/a	-6.7	169.0	**	n/a	127.4	33.4
2002	1,498	4	0	30	29	81	0	179	1,821
% Change	25.3	-50.0	n/a	-28.6	-44.2	**	-100.0	155.7	23.6
2001	1,196	8	0	42	52	15	6	70	1,473
% Change	3.1	**	-100.0	-16.0	67.7	n/a	n/a	6.1	11.8
2000	1,160	2	8	50	31	0	0	66	1,317
% Change	0.7	-66.7	n/a	-3.8	-39.2	-100.0	n/a	-78.3	-25.7
1999	1,152	6	0	52	51	207	0	304	1,772

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
November 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
Winnipeg City	137	95	4	2	7	0	0	133	148	230	-35.7
East St. Paul R.M.	0	3	0	0	0	0	0	0	0	3	-100.0
Headingley R.M.	0	0	0	0	0	0	0	0	0	0	n/a
MacDonald R.M.	6	4	0	0	0	0	0	0	6	4	50.0
Ritchot R.M.	1	6	2	0	0	0	0	0	3	6	-50.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	7	3	0	0	0	0	0	0	7	3	133.3
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	10	13	0	0	0	0	0	0	10	13	-23.1
Tache R.M.	10	11	0	0	3	0	0	0	13	11	18.2
West St. Paul R.M.	3	1	0	0	0	0	0	0	3	1	200.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
Winnipeg City	1,072	1,292	34	26	80	73	403	873	1,589	2,264	-29.8
East St. Paul R.M.	17	52	0	0	0	0	0	0	17	52	-67.3
Headingley R.M.	18	52	0	0	0	0	0	0	18	52	-65.4
MacDonald R.M.	30	50	0	0	0	0	0	0	30	50	-40.0
Ritchot R.M.	11	37	2	2	0	0	0	0	13	39	-66.7
Rosser R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
St. Clements R.M.	51	63	0	0	0	0	0	0	51	63	-19.0
St. Francois Xavier R.M.	8	3	0	0	0	0	0	0	8	3	166.7
Springfield R.M.	81	111	0	0	0	0	0	0	81	111	-27.0
Tache R.M.	66	80	0	2	7	0	0	0	73	82	-11.0
West St. Paul R.M.	27	39	0	0	0	0	0	0	27	39	-30.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008
Winnipeg City	7	0	0	0	0	43	0	90
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	3	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	7	0	3	0	0	43	0	90

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Winnipeg City	80	73	0	0	27	530	376	319
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	7	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	80	73	7	0	27	530	376	319

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
November 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008
Winnipeg City	141	96	7	44	0	90	148	230
East St. Paul R.M.	0	3	0	0	0	0	0	3
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	6	4	0	0	0	0	6	4
Ritchot R.M.	3	6	0	0	0	0	3	6
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	7	3	0	0	0	0	7	3
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	10	11	0	2	0	0	10	13
Tache R.M.	10	11	0	0	3	0	13	11
West St. Paul R.M.	3	1	0	0	0	0	3	1
Winnipeg CMA	180	135	7	46	3	90	190	271

Table 2.5: Starts by Submarket and by Intended Market
January - November 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Winnipeg City	1,092	1,315	121	606	376	319	1,589	2,264
East St. Paul R.M.	17	48	0	4	0	0	17	52
Headingley R.M.	14	45	4	7	0	0	18	52
MacDonald R.M.	29	50	1	0	0	0	30	50
Ritchot R.M.	13	39	0	0	0	0	13	39
Rosser R.M.	0	2	0	0	0	0	0	2
St. Clements R.M.	51	63	0	0	0	0	51	63
St. Francois Xavier R.M.	8	3	0	0	0	0	8	3
Springfield R.M.	69	108	12	3	0	0	81	111
Tache R.M.	66	82	0	0	7	0	73	82
West St. Paul R.M.	27	39	0	0	0	0	27	39
Winnipeg CMA	1,386	1,794	138	620	383	319	1,907	2,733

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
November 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	% Change
Winnipeg City	76	134	8	0	12	24	172	89	268	247	8.5
East St. Paul R.M.	2	7	0	0	0	0	0	0	2	7	-71.4
Headingley R.M.	1	5	0	0	0	0	0	0	1	5	-80.0
MacDonald R.M.	4	11	0	0	0	0	0	0	4	11	-63.6
Ritchot R.M.	1	9	0	0	0	0	0	0	1	9	-88.9
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	9	13	0	0	0	0	0	0	9	13	-30.8
St. Francois Xavier R.M.	2	0	0	0	0	0	0	0	2	0	n/a
Springfield R.M.	12	9	0	0	0	0	0	0	12	9	33.3
Tache R.M.	4	16	0	0	0	0	0	0	4	16	-75.0
West St. Paul R.M.	3	10	0	0	0	0	0	0	3	10	-70.0
Winnipeg CMA	114	214	8	0	12	24	172	89	306	327	-6.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Winnipeg City	1,138	1,326	32	12	104	69	809	1,373	2,083	2,780	-25.1
East St. Paul R.M.	27	61	0	0	0	0	0	0	27	61	-55.7
Headingley R.M.	34	57	0	0	0	0	0	0	34	57	-40.4
MacDonald R.M.	30	59	0	0	0	0	0	0	30	59	-49.2
Ritchot R.M.	27	32	0	2	0	0	0	0	27	34	-20.6
Rosser R.M.	2	3	0	0	0	0	0	0	2	3	-33.3
St. Clements R.M.	58	64	0	0	0	0	30	0	88	64	37.5
St. Francois Xavier R.M.	9	3	0	0	0	0	0	0	9	3	200.0
Springfield R.M.	97	102	0	2	0	0	0	0	97	104	-6.7
Tache R.M.	74	68	2	0	4	0	0	0	80	68	17.6
West St. Paul R.M.	30	55	0	0	0	0	0	0	30	55	-45.5
Winnipeg CMA	1,526	1,830	34	16	108	69	839	1,373	2,507	3,288	-23.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
November 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008
Winnipeg City	12	24	0	0	160	89	12	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	12	24	0	0	160	89	12	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Winnipeg City	104	69	0	0	465	424	320	949
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	30	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	4	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	104	69	4	0	495	424	320	949

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
November 2009

Submarket	Freehold		Condominium		Rental		Total*	
Winnipeg City	80	134	176	113	12	0	268	247
East St. Paul R.M.	2	7	0	0	0	0	2	7
Headingley R.M.	1	5	0	0	0	0	1	5
MacDonald R.M.	4	11	0	0	0	0	4	11
Ritchot R.M.	1	9	0	0	0	0	1	9
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	9	13	0	0	0	0	9	13
St. Francois Xavier R.M.	2	0	0	0	0	0	2	0
Springfield R.M.	12	9	0	0	0	0	12	9
Tache R.M.	4	16	0	0	0	0	4	16
West St. Paul R.M.	3	10	0	0	0	0	3	10

Table 3.5: Completions by Submarket and by Intended Market
January - November 2009

Submarket	Freehold		Condominium		Rental		Total*	
Winnipeg City	1,158	1,332	581	499	320	949	2,083	2,780
East St. Paul R.M.	27	51	0	10	0	0	27	61
Headingley R.M.	28	41	6	16	0	0	34	57
MacDonald R.M.	29	59	1	0	0	0	30	59
Ritchot R.M.	27	34	0	0	0	0	27	34
Rosser R.M.	2	3	0	0	0	0	2	3
St. Clements R.M.	58	64	30	0	0	0	88	64
St. Francois Xavier R.M.	9	3	0	0	0	0	9	3
Springfield R.M.	89	103	8	1	0	0	97	104
Tache R.M.	76	68	0	0	4	0	80	68
West St. Paul R.M.	30	55	0	0	0	0	30	55

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $224,999		$225,000 - $274,999		$275,000 - $324,999		$325,000 - $374,999		$375,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
November 2009	5	5.4	8	8.6	19	20.4	24	25.8	37	39.8	93	357,000	379,467
November 2008	12	9.4	20	15.6	38	29.7	17	13.3	41	32.0	128	318,126	364,691
Year-to-date 2009	71	6.1	180	15.4	301	25.7	219	18.7	398	34.0	1,169	333,191	361,586
Year-to-date 2008	110	8.7	261	20.7	381	30.3	213	16.9	294	23.4	1,259	308,550	335,174
[redacted]													
November 2009	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
November 2008	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2009	0	0.0	0	0.0	1	2.2	2	4.4	42	93.3	45	540,782	581,727
Year-to-date 2008	0	0.0	1	2.3	2	4.7	6	14.0	34	79.1	43	500,850	510,742
[redacted]													
November 2009	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
November 2008	0	0.0	0	0.0	0	0.0	3	60.0	2	40.0	5	--	--
Year-to-date 2009	0	0.0	0	0.0	1	2.6	18	47.4	19	50.0	38	373,000	514,916
Year-to-date 2008	0	0.0	7	13.0	3	5.6	21	38.9	23	42.6	54	367,000	433,451
[redacted]													
November 2009	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	--	--
November 2008	0	0.0	1	10.0	4	40.0	3	30.0	2	20.0	10	337,500	361,600
Year-to-date 2009	1	2.9	5	14.3	8	22.9	10	28.6	11	31.4	35	360,000	371,017
Year-to-date 2008	3	6.0	10	20.0	14	28.0	14	28.0	9	18.0	50	310,950	341,867
[redacted]													
November 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2008	1	14.3	1	14.3	3	42.9	2	28.6	0	0.0	7	--	--
Year-to-date 2009	1	3.6	4	14.3	15	53.6	2	7.1	6	21.4	28	299,450	322,202
Year-to-date 2008	1	3.3	4	13.3	12	40.0	3	10.0	10	33.3	30	300,175	346,609
[redacted]													
November 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2008	2	50.0	0	0.0	0	0.0	0	0.0	2	50.0	4	--	--
[redacted]													
November 2009	0	0.0	0	0.0	1	25.0	2	50.0	1	25.0	4	--	--
November 2008	2	20.0	2	20.0	2	20.0	3	30.0	1	10.0	10	289,500	285,900
Year-to-date 2009	8	19.0	2	4.8	10	23.8	8	19.0	14	33.3	42	340,000	349,771
Year-to-date 2008	10	16.1	8	12.9	19	30.6	11	17.7	14	22.6	62	299,900	304,987
[redacted]													
November 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
November 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	3	75.0	0	0.0	1	25.0	4	--	--
Year-to-date 2008	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $224,999		$225,000 - $274,999		$275,000 - $324,999		$325,000 - $374,999		$375,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
November 2009	0	0.0	0	0.0	8	66.7	2	16.7	2	16.7	12	313,925	333,066
November 2008	1	12.5	0	0.0	0	0.0	2	25.0	5	62.5	8	--	--
Year-to-date 2009	4	4.4	5	5.6	27	30.0	21	23.3	33	36.7	90	349,030	363,209
Year-to-date 2008	4	4.1	15	15.5	23	23.7	27	27.8	28	28.9	97	330,880	340,305
Taché R.M.													
November 2009	0	0.0	1	33.3	1	33.3	1	33.3	0	0.0	3	--	--
November 2008	1	6.7	3	20.0	3	20.0	5	33.3	3	20.0	15	332,200	328,082
Year-to-date 2009	2	2.9	12	17.6	24	35.3	14	20.6	16	23.5	68	313,831	335,312
Year-to-date 2008	3	4.5	21	31.3	23	34.3	13	19.4	7	10.4	67	294,000	304,184
West St. Paul R.M.													
November 2009	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
November 2008	0	0.0	1	12.5	1	12.5	6	75.0	0	0.0	8	--	--
Year-to-date 2009	1	3.3	1	3.3	5	16.7	7	23.3	16	53.3	30	397,450	386,170
Year-to-date 2008	5	8.8	8	14.0	4	7.0	19	33.3	21	36.8	57	349,900	383,788
Winnipeg CMA													
November 2009	5	4.0	9	7.2	30	24.0	31	24.8	50	40.0	125	353,700	392,074
November 2008	17	8.8	28	14.4	51	26.3	41	21.1	57	29.4	194	325,000	361,428
Year-to-date 2009	88	5.7	210	13.5	395	25.5	301	19.4	556	35.9	1,550	337,571	370,212
Year-to-date 2008	138	8.0	336	19.5	481	27.9	328	19.0	442	25.6	1,725	311,406	342,456

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units November 2009						
Submarket	Nov 2009	Nov 2008	% Change	YTD 2009	YTD 2008	% Change
Winnipeg City	379,467	364,691	4.1	361,586	335,174	7.9
East St. Paul R.M.	--	--	n/a	581,727	510,742	13.9
Headingley R.M.	--	--	n/a	514,916	433,451	18.8
MacDonald R.M.	--	361,600	n/a	371,017	341,867	8.5
Ritchot R.M.	--	--	n/a	322,202	346,609	-7.0
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	285,900	n/a	349,771	304,987	14.7
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	333,066	--	n/a	363,209	340,305	6.7
Tache R.M.	--	328,082	n/a	335,312	304,184	10.2
West St. Paul R.M.	--	--	n/a	386,170	383,788	0.6
Winnipeg CMA	392,074	361,428	8.5	370,212	342,455	8.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg
November 2009

		Number of Sales	Y-O-Y %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings (%)	Average Price ($)	Y-O-Y %	Median Price ($)
2008	January	520	0.6	987	797	1,209	81.6	174,902	15.6	186,511
	February	714	-2.9	954	899	1,204	79.2	183,665	11.5	193,488
	March	918	-15.0	987	1,300	1,245	79.3	203,504	28.1	201,690
	April	1,247	7.9	1,048	1,624	1,299	80.7	209,832	19.9	201,227
	May	1,474	-5.7	1,033	1,907	1,325	78.0	210,901	14.2	202,701
	June	1,484	1.0	1,033	1,961	1,343	76.9	206,326	11.3	197,569
	July	1,344	12.8	1,081	1,672	1,409	76.7	195,965	12.0	198,193
	August	1,100	-6.6	1,011	1,446	1,323	76.4	190,978	12.6	201,294
	September	1,028	2.7	977	1,627	1,374	71.1	191,179	11.2	197,420
	October	933	-17.5	945	1,459	1,446	65.4	190,374	6.5	194,964
	November	620	-24.5	875	892	1,460	59.9	182,286	1.8	202,796
	December	472	-0.8	923	466	1,413	65.3	182,813	6.0	184,287
2009	January	501	-3.7	984	956	1,483	66.4	183,873	5.1	202,399
	February	621	-13.0	907	1,048	1,454	62.4	194,588	5.9	202,662
	March	869	-5.3	915	1,393	1,359	67.3	211,409	3.9	204,490
	April	1,087	-12.8	923	1,567	1,266	72.9	212,541	1.3	203,299
	May	1,301	-11.7	927	1,851	1,327	69.9	208,806	-1.0	203,044
	June	1,416	-4.6	945	1,893	1,302	72.6	212,542	3.0	204,779
	July	1,300	-3.3	989	1,497	1,264	78.2	206,135	5.2	212,915
	August	1,080	-1.8	977	1,391	1,241	78.7	207,389	8.6	213,322
	September	1,049	2.0	987	1,388	1,214	81.3	209,593	9.6	217,455
	October	924	-1.0	992	1,104	1,197	82.9	210,618	10.6	214,319
	November	793	27.9	1,023	925	1,345	76.1	202,129	10.9	218,193
	December									

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
November 2009

		Interest Rates			NHPI, Total, Winnipeg CMA 1997=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	172.5	110.7	395	4.4	71.3	701
	February	718	7.25	7.29	172.6	111.1	395	4.3	71.1	708
	March	712	7.15	7.19	174.3	111.7	396	4.1	71.1	714
	April	700	6.95	6.99	174.5	112.6	398	4.2	71.4	715
	May	679	6.15	6.65	177.7	113.4	398	4.2	71.4	714
	June	710	6.95	7.15	179.6	114.2	399	4.2	71.3	715
	July	710	6.95	7.15	179.9	114.8	396	4.3	70.9	718
	August	691	6.65	6.85	180.2	114.9	396	4.3	70.7	722
	September	691	6.65	6.85	180.8	115.0	394	4.5	70.5	721
	October	713	6.35	7.20	181.4	114.2	393	4.6	70.3	720
	November	713	6.35	7.20	181.4	113.6	394	4.6	70.4	714
	December	685	5.60	6.75	181.4	112.9	395	4.5	70.5	714
2009	January	627	5.00	5.79	181.4	112.3	397	4.5	70.7	719
	February	627	5.00	5.79	181.4	113.0	397	4.7	70.9	724
	March	613	4.50	5.55	181.4	112.9	397	4.9	70.8	735
	April	596	3.90	5.25	181.4	113.5	396	4.9	70.5	738
	May	596	3.90	5.25	182.0	114.2	395	4.8	70.2	745
	June	631	3.75	5.85	182.7	114.9	395	4.9	70.1	744
	July	631	3.75	5.85	182.9	114.8	395	5.3	70.3	741
	August	631	3.75	5.85	183.1	114.3	397	5.8	70.9	734
	September	610	3.70	5.49	183.3	114.3	397	5.8	70.9	732
	October	630	3.80	5.84	183.3	114.2	397	5.8	70.8	736
	November	616	3.60	5.59		114.5	397	5.4	70.3	737
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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